



25 Edward Way, New Farnley
£379,000

ALAN COOKE
SALES & LETTINGS

SOLD WITHOUT CHAIN - IMMACULATE THREE BEDROOM, TWO BATHROOM PLUS GUEST WC - DETACHED WHICH HAS BEEN FINISHED TO A LUXURY STANDARD THROUGHOUT WITH UPGRADED DINING KITCHEN, FLOORING & FURNISHINGS - THIS PROPERTY HAS A DELIGHTFUL LOCATION WITHIN THIS NEW DEVELOPMENT NESTLED ON AN ENCLAVE OF JUST TWO HOUSES IT ENJOYS A CORNER PLOT - EAST FACING GARDEN WHICH IS FULLY ENCLOSED AND HAS A PRIVATE, SUN DINING PATIO - GARAGE

This delightful property has gas central heating system, solar panels, high standard remote controlled alarm system just to mention a few of the luxury extras which were added to this fabulous home. Briefly comprising: Spacious entrance hall with plentiful storage, feature Karndean style flooring, downstairs wc. The kitchen is a real show stopper. It's an excellent size it has a large dining area with a feature island and double doors opening onto the back garden making it an ideal entertaining area. The wall and base units are tasteful Shaker style units with Quartz worktops. The built in appliances consist of a double oven, integrated dishwasher, integrated fridge freezer and dishwasher. The living room is an excellently proportioned room with natural light to both sides and views the copse to the front. To the first floor the master bedroom is a fantastic room, with contemporary built in wardrobes it has a wonderful en-suite with double shower cubicle and also views the central copse. To the rear of the property the second bedroom is also a

well-proportioned bedroom with matching built in wardrobes and long views to the city Centre. The third bedroom makes an ideal guest room/office/nursery. The house bathroom is beautiful with a modern suite of bath with shower above. To the front of the property is a driveway providing off street parking for several cars and leading to the detached garage. The property has solar panelling for which ownership is transferred with the sale of the property. EPC RATING A

AREA GUIDE

New Farnley is a fantastic area situated on the edge of one of Britain's most dynamic and exciting cities. Set on the outskirts of a truly vibrant metropolis but with excellent transport links for commuters, yet with plenty of open green spaces and beautiful countryside on your doorstep. An excellent range of schools located within easy reach of home.

All of this rurality doesn't come at the expense of amenities, though. Within easy reach of home, you'll find a range of supermarkets and convenience stores – perfect for your weekly shop and those everyday essentials. Those looking to wine and dine can also take advantage of a broad and eclectic array of pubs and restaurants in the nearby City Centre of Leeds.

WARRANTY

The property is being sold with warranty included with Redrow until 2025 & under the NHBC warranty until 2033.



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SALES & LETTINGS



COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

COUNCIL TAX BAND

BAND C

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

RATING A

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A

DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

TENURE

TBC

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

PROPERTY CONSTRUCTION

The property is a standard construction property



25 EDWARD WAY , NEW FARNLEY LS12 5FB
 APPROX. GROSS INTERNAL FLOOR AREA 98 SQ M / 1055 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

